057.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,800 / 860,800
					USE VALUE:	860,800 / 860,800
					ASSESSED:	860,800 / 860,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON EDITH A/TRUSTEE
Owner 2:	EDITH A THOMPSON REVOCABLE TR
Owner 3:	
Street 1:	36 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON EDITH A -
Owner 2:	-
Street 1:	38 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6149.000	437,700		423,100	860,800
Total Card	0.141	437,700		423,100	860,800
Total Parcel	0.141	437,700		423,100	860,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.86 /Parcel: 389.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37864

GIS Ref

GIS Ref

Insp Date 09/07/18

!4888!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	437,700	0	6,149.	423,100	860,800		Year end	12/23/2021
2021	104	FV	418,100	0	6,149.	423,100	841,200		Year End Roll	12/10/2020
2020	104	FV	418,200	0	6,149.	423,100	841,300	841,300	Year End Roll	12/18/2019
2019	104	FV	324,700	0	6,149.	429,200	753,900	753,900	Year End Roll	1/3/2019
2018	104	FV	324,700	0	6,149.	320,400	645,100	645,100	Year End Roll	12/20/2017
2017	104	FV	304,800	0	6,149.	290,100	594,900	594,900	Year End Roll	1/3/2017
2016	104	FV	304,800	0	6,149.	278,100	582,900	582,900	Year End	1/4/2016
2015	104	FV	272,100	0	6,149.	235,700	507,800	507,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:18:50

LAST REV

Date	Time
11/20/20	09:53:05
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4888

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON EDITH	64624-497		12/8/2014	Convenience	1	No	No		
	17026-305		5/1/1986		40,000	No	No		A

USER DEFINED

Prior Id # 1:	37864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2013	1560	Manual	5,300	C				
9/23/2013	1419	Re-Roof	4,400	C				
9/5/2013	1338	Redo Kit	25,000	C				
7/19/2013	1102	Redo Kit	27,750	O				
6/25/2008	701	Siding	7,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2020	Mail Update	JO	Jenny O
9/7/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	Measured	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
1/17/2014	Info Fm Prmt	EMK	Ellen K
1/16/2009	Meas/Inspect	189	PATRIOT
3/24/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6149		Sq. Ft.	Site		0	70.	0.98	5									423,130						423,100	

Total AC/HA:	0.14116	Total SF/SM:	6149	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	423,130	Spl Credit		Total:	423,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	198.546
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625949
Depreciation:	188285
Depreciated Total:	437664

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

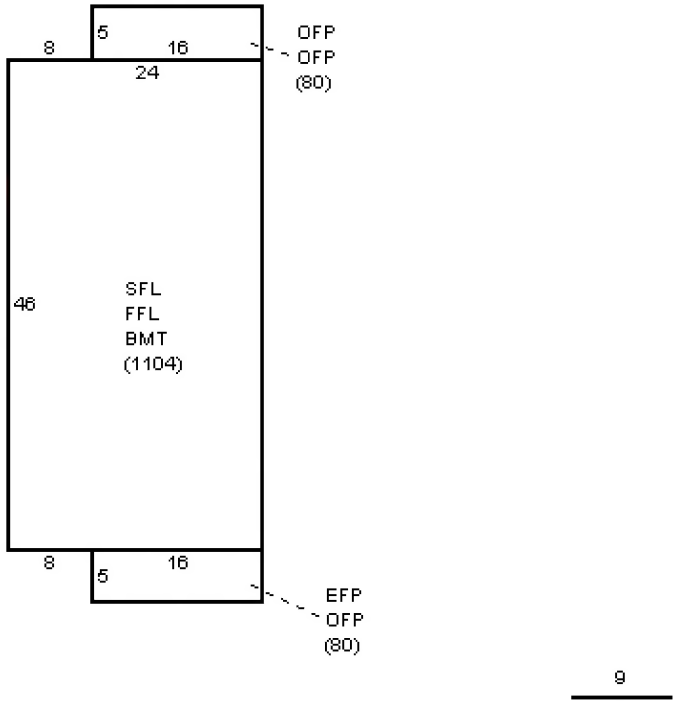
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	198.55
Special Features:	0	Val/Su Net:	120.51
Final Total:	437700	Val/Su SzAd	198.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	59.560	65,759
FFL	First Floor	1,104	198.550	219,195
SFL	Second Floor	1,104	198.550	219,195
OFP	Open Porch	240	22.910	5,498
EFP	Enclos Porch	80	60.030	4,802

Net Sketched Area: 3,632 | Total: 514,449

Size Ad 2208 | Gross Area 3632 | FinArea 2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

057.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc